

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5510

AN ORDINANCE annexing to the City of Bellevue a 51-acre area, located east of 166<sup>th</sup> Ave SE and south of the Pinnacles development in the Potential Annexation Area of the Newcastle Subarea, by the Direct Petition Method under Laws, 2003, Ch. 331 § 10 (Chapter 35.A.14), commonly known as the Tax Lots/Cougar Ridge.

WHEREAS, petitioners, the owners of property representing in excess of 10 percent in assessed value, according to the assessed valuation for general taxation of the acreage property for which annexation is petitioned, prior to initiation of their petition, notified the City Council of their intention to commence annexation proceedings for the area described below, and the City Council met with said initiating owners and determined that the City would accept the proposed annexation provided that existing City indebtedness shall be assumed by the area to be annexed; and

WHEREAS, thereafter a sufficient petition for annexation was filed with the City Council pursuant to Laws, 2003, Ch. 331 §10, signed by the owners of more than 50 percent of assessed valuation for general taxation a majority of the acreage of the property for which annexation is petitioned, and signed by registered voters constituting more than 50% a majority of all resident, registered voters seeking annexation to the City of Bellevue of contiguous property known as Tax Lots/Cougar Ridge, in the Newcastle Subarea; and

WHEREAS, the King County Boundary Review Board has chosen not to invoke its jurisdiction over the proposed annexation and the proposed annexation is thereby deemed approved by the Board on December 18, 2003; and

WHEREAS, pre-annexation zoning was established through Ordinance No. 5470, the Tax Lots/Cougar Ridge Pre-Annexation Zoning Ordinance approved by the City Council on September 22, 2003. The pre-annexation zoning designation is R-1.8; and

WHEREAS said proposed zoning regulation shall take effect upon the annexation of the property proposed to be annexed; and

WHEREAS, the City Council fixed January 20, 2004, at the hour of 8:00 p.m. as the date and time for a public hearing on said proposed annexation and caused notice of such hearing to be published and posted in accordance with the law, and the hearing having been held on that date and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed annexation having been heard by the Council; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Procedures Code;

WHEREAS, all statutory requirements have been complied with, including those set forth in RCW Chapter 35A.14 inclusive and chapter 36.93 inclusive; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The following described property known as the Tax Lots/Cougar Ridge is hereby annexed to the City of Bellevue, Washington:

That portion of the North half of the Northeast quarter of the Southwest quarter of Section 25, Township 24 North, Range 5 East, W.M., in King County, Washington, lying Northeasterly of the Northeast margin of 166<sup>th</sup> Way S.E. (Nike Site Access Road);

TOGETHER with the Southeast quarter of the Northwest quarter of said Section 25;

EXCEPT the East half of the Northeast quarter of the Southeast quarter of the Northwest quarter of said Section 25;

AND EXCEPT that portion of the North 160.00 feet of the West three-quarters of the Southeast quarter of the Northwest quarter of said Section 25, lying East of the West 825.00 feet thereof.

Section 2. Upon annexation, said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for any outstanding indebtedness of the City which indebtedness has been approved by the voters, was contracted for or incurred prior to, or was existing at, the date of annexation.

Section 3. The property described in Section 1 of this ordinance shall become part of the City of Bellevue on the effective date of this ordinance.

Section 4. The property described in Section 1 of this ordinance is classified as City of Bellevue R-1.8 pursuant to the proposed zoning regulation adopted by the City Council pursuant to Ordinance No. 5470.

Section 5. The Comprehensive Plan of the City of Bellevue shall be deemed to apply to the annexed property from the effective date of this ordinance.

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Section 6. A certified copy of this ordinance shall be filed with the King County Council of King County, Washington, in which county said property is located.

Section 7. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 20<sup>th</sup> day of January, 2004, and signed in authentication of its passage this 20<sup>th</sup> day of January, 2004.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan  
Lori M. Riordan, Deputy City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

Published January 23, 2004